

SCALE : 1" = 100'

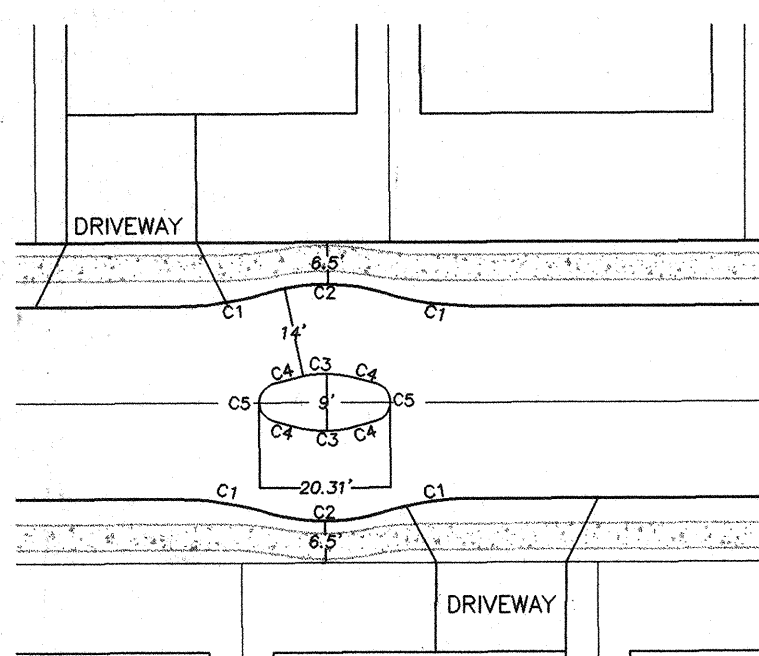
ENVIRONMENTAL RECOMMENDATIONS:

4. THAT THE CAVE'S REMAINS WITHIN A BUFFER ZONE DESIGNED PER THE CRITERIA CONTAINED IN SEC. 34A-920(d) OF ORDINANCE NO. 81491 OR OTHER APPROVED CRITERIA. THE CALCULATIONS FOR DETERMINING THE BUFFER ZONE AROUND THE CAVE, SHALL BE SUBMITTED TO AND APPROVED BY SAWS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE BUFFER ZONE SHALL BE MAINTAINED AND PROTECTED BY A PERMITTEE AND/OR CONSERVATION EASEMENT AS PART OF THE DRAINAGE EASEMENT. THE OPENING OF THE CAVE SHALL BE GRATED TO PREVENT UNAUTHORIZED ENTRANCE AND TO PROVIDE A DEGREE OF SAFETY;
5. PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENT, THE FOLLOWING SHALL BE SUBMITTED TO THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY, THE TEXAS ANTI-NOISE SYSTEMS, AND THE TEXAS WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/JOB WITHIN THE AREA BEING CONSIDERED FOR REZONING.
 - A. A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/JOB WITHIN THE AREA BEING CONSIDERED FOR REZONING.
 - B. THE SITE DESIGN SHALL BE REVIEWED BY THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY AND THE TEXAS ANTI-NOISE SYSTEMS TO DETERMINE IF THE PROJECT HAS AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS.
 - C. A LETTER FROM THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY APPROVING EACH WATER POLLUTION ABATEMENT PLAN.
 - D. A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
6. ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS ARE TO BE KEPT IN A VEGETATED CONDITION.
7. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (I.E. USE OF MATS PLANTS).
8. THE STORAGE, HANDLING, AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
9. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
10. IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS COMMISSION OF ENVIRONMENTAL QUALITY AT (210) 490-3098 AND THE TEXAS ANTI-NOISE SYSTEMS AT (210) 490-7581.
11. THE ADJUSTER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.

NAME & ADDRESS OF OWNERS WITHIN 200'

- ① LAREDO SONOMA RANCH, LTD.
15102 JONES WALSTBERGER, SUITE 101
SAN ANTONIO, TX 78247
- ② NORTHSIDE INDEPENDENT SCHOOL DISTRICT
5900 EVERS RD.
SAN ANTONIO, TX 78238
- ③ LOS CEDROS JOINT VENTURE 1
5150 N. LOOP 1604 W
SAN ANTONIO, TX 78249-1325
- ④ CONTINENTAL HOMES
14206 NORTHBROOK
SAN ANTONIO, TX 78232

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	14.84'	50.00'	7.48'	17°00'39"
C2	17.81'	30.00'	9.18'	34°01'17"
C3	9.50'	16.00'	4.89'	34°01'17"
C4	3.32'	64.00'	1.66'	02°58'34"
C5	7.96'	3.00'	12.00'	151°55'51"



NOT TO SCALE



(LOCAL TYPE A, PRIVATE STREET)
N.T.S.

PUD PLAN NOTES:

1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER.
 2. ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 3. STREETS ARE PRIVATE. LOCAL TYPE "A" WITH 50' R.O.W. AND 30' PAVEMENT UNLESS OTHERWISE INDICATED.
 4. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 5. WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
 6. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY TEX. VEH. CODE.
 7. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 8. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
- THIS INSTRUMENT NOT BEING A (TIA) FOR THIS PROPERTY WAS PREPARED BY PAPE-DANBORG ENGINEERS, INC.

**SONOMA RANCH UNIT 5
OPEN AREA CALCULATIONS**

Description	UNIT-5A	UNIT-5B	UNIT-5C	Total
No. of Lots	61	59	64	184
Gross Area (AC)	18.96	18.52	21.17	58.65
Building Coverage (AC)	3.47	3.35	3.64	10.46
Other Coverages (AC)				
a. Streets & Sidewalks	2.89	2.20	2.33	7.42
b. Driveway	0.84	0.81	0.88	2.53
c. 50% Drain	0.00	0.12	0.31	0.43
Total Coverages (AC)	7.20	6.48	7.16	20.84
Open Spaces (AC)				
a. Greenbelts	1.80	0.00	1.76	3.56
b. Residential Lots	9.19	11.32	11.28	31.79
c. 50% Drain	0.00	0.11	0.31	0.42
d. Parkway	0.77	0.61	0.66	2.04
Total Open Space (AC)	11.76	12.04	14.01	37.81

$$\text{Open Space Ratio} = \frac{37.81}{58.65} \times 100 = 64.47\%$$
$$\text{Density} = \frac{184}{58.65} = 3.14$$

Diagram illustrating the layout of a typical Unit 5 lot. The lot is rectangular, measuring 65' in width and 125' in depth. It contains an interior rectangular area labeled "2,475 SQ. FT. (AVG. HOME)". The area between the lot boundary and the home is labeled "OPEN SPACE". A driveway, labeled "DRIVEWAY (20'x30')", is shown at the bottom of the lot.

UNIT 5 LOT (TYPICAL)

AUGUST, 2003

JOB NO. 4847-25

A 58.65 ACRE TRACT OF LAND OUT OF A 735.3 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8338, PAGES 1626-1659 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE CALEDONIO CADENA SURVEY NO. 422, ABSTRACT 186, COUNTY BLOCK 4551, THE TERRY O'NEIL & T.P. MCCALL SURVEY NO. 500, ABSTRACT 1015, COUNTY BLOCK 4540, AND THE ISSAC STONE SURVEY NO. 354, ABSTRACT 714, COUNTY BLOCK 4539 OF BEXAR COUNTY, TEXAS.

DEVELOPER: LAREDO SONOMA RANCH, LTD.
15102 JONES MALTSBERGER, SUITE #101
SAN ANTONIO, TEXAS 78247
TEL: (210) 497-3385

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE

03-014

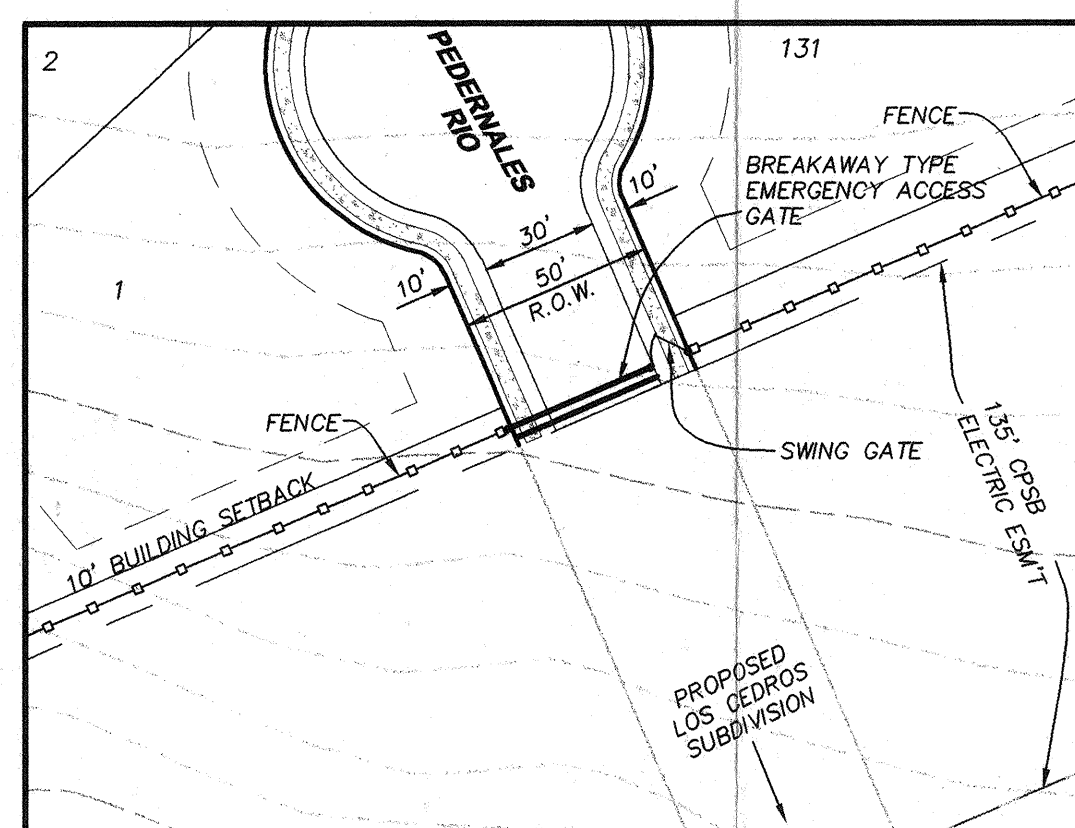
CONSTRUCTION STAGING PLAN

CONSTRUCTION IS SCHEDULED FOR THE
FOLLOWING CONSTRUCTION STAGING UNLESS
REDIRECTED BY THE DEVELOPER:

STAGE 1 = UNIT-5A, JUNE 2003
STAGE 2 = UNIT-5B, JULY 2004
STAGE 3 = UNIT-5C, MAY 2005

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED
"PAPE-DAWSON" SET AT ALL CORNERS UNLESS
OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT
AND THESE SURVEYS FOUND
3. THE BEARINGS FOR THIS SURVEY ARE BASED ON
THE DEED OF THE 735.3 ACRE TRACT AS RECORDED
IN VOLUME 6338, PAGE 1626-1659 O.P.R.
4. THE GROUND COORDINATES WERE DETERMINED
FROM HOFFMAN, 1953 (P.D. #A026165.3.9837
D2079863.3119
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINE
SCALE FACTOR USED IS 0.9996.
6. BEARS SHOWN ARE THE ROTATED OPPOSITE 90° 12'
COUNTERCLOCKWISE TO MATCH NAD 83.



DETAIL "A"
EMERGENCY VEHICLE ACCESS ROAD DETAIL
NOT-TO-SCALE

PUD PLAN NO.: 03-014
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO.

CHAIRMAN: Heidi Thompson DATE: 10/8/03
SECRETARY: Rochelle DATE: 10/8/03

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Al Chua, PE

DATE: October 8, 2003

Address: Pape-Dawson Eng.
555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 03-014

Name: Sonoma Ranch ,Unit 5

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873